



Westfield City Council Report

Ordinance Number:	19-24
APC Petition Number:	1907-REZ-01
Petitioner:	City of Westfield (the "City")
Representative:	City of Westfield (the "City")
Requested Action:	Requests a change in zoning review of 73.7 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-family High Density District.
Current Zoning:	SB-PD: Special Business / Planned Development District
Current Land Use:	Residential
Exhibits:	<ol style="list-style-type: none">1. Department Report2. Location Map3. Proposed Ordinance 19-244. HOA Request Letter5. APC Certification
Prepared by:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the June 10, 2019, City Council meeting. The petition received a public hearing at the July 1, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded a (8-0) favorable recommendation to Council at the July 15, 2019, meeting.

PROJECT OVERVIEW

Location: The Property is located at the southwest corner of 151st Street and Carey Road (see **Exhibit 2**).

Property Description: The Property is currently in the process of a change of zoning from the SB-PD District to the SF4 District (Ordinance 19-24, *pending*). The proposed change of zoning assigns the SF4 District as the standards and Underlying Zoning District.

Background:

The Bridlewood Subdivision received Primary Plat approval on November 23, 1987. At that time, it was determined that Single-Family Residential was permitted in the SB-PD District, though the rationale for making this determination is unclear. In order to formally memorialize the rationale behind permitting Single-Family Residential, the Bridlewood Home Owners Association (HOA) has requested the City initiate a rezoning of the subdivision (see **Exhibit 4**). The City has initiated this zoning change to eliminate the pre-existing non-conforming uses and conditions of the Property and bring the Residential Lots into compliance with the City's Unified Development Ordinance (UDO).

Zoning District:

The below table shows the zoning standards for the current Zoning District (SB-PD) and the proposed Zoning District (SF4):

Bridlewood Subdivision		
	SB-PD	SF4
	Current Zoning District	Proposed Zoning District
Min. Tract Requirements	GP-PD: 10 acres	9,000 square feet
	LB-PD: 5 acres	
Min. Lot Frontage	x	40 feet
Min. Road Frontage	GP-PD: 660 feet	x
	LB-PD: 330 feet	x
Min. Setback Lines:		
Front Yard	GB-PD: 60 feet	25 feet
	LB-PD: 30 feet	
Side Yard	15 feet	8 feet
Rear Yard	20 feet	25 feet
Min. Lot Width	No minimum	50 feet
Max. Building Height	x	25 feet
Min. Living Area:		
Single story	x	1,000 square feet
Two story	x	750 square feet
Tri-level	x	750 square feet
Story and one-half	x	750 square feet
Min. Number of Structures	No minimum	x
Min. Building Size	No minimum	x
Development Plan Review	Required	Required for Major Subdivisions

SF4: Single-Family High Density District was determined as the proposed Zoning District. The City recognizes that all Lots in the Property have varying pre-existing non-conforming conditions and changing the zoning to any one Zoning District may not accommodate every Lot. Therefore, the City determined the proposed Zoning District accommodates the majority of the pre-existing non-conforming uses and conditions.

MODIFICATIONS SINCE PUBLIC HEARING

No modifications were made since the public hearing.

COMPREHENSIVE PLAN

The Property falls within the Suburban Residential land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 1, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the June 10, 2019, Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its July 15, 2019, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 5**).

City Council

Introduction: June 20, 2019

Eligible for Adoption: August 12, 2019

Submitted by: Caleb Ernest, Associate Planner
Economic and Community Development Department